keys to housing
Ending Family Homelessness

Introduction and Invitation

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Introduction

San Diego Grantmakers (SDG) is a non-profit membership association of organizations that carry out $25,000 or more annually of charitable giving.

SDG **connects, educates, and inspires members of the philanthropic community to create a vibrant quality of life in our region**

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Grantmakers services include the facilitation of collaborative efforts among its members based on similar funding interests.

The Homelessness Working Group is a collaboration focused on issues of homelessness

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Homelessness Issues

- More than 13,200 homeless children served in schools in the region
- Stretched economy impacting families
- Increase in episodic homelessness
- New veteran families at risk

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A Response to Concern

Keys to Housing Initiative

May 2010

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Goals of the Initiative

Create a regional vision for ending family homelessness that:

- ✓ *Incorporates best practices;*
- ✓ *Develops strategies for supporting families;*
- ✓ *Coordinates agencies and services;*
- ✓ *Encourages effective policies across sectors;*
- ✓ *Ensures that Keys are adopted and implemented*

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What happened?

More than 60 people from government, philanthropy, business, and service agencies worked together to develop the vision and identify the actions needed to make ending family homelessness a reality.

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The Result

- *A Regional vision*
  - 5 Key areas for action
  - 8 Essential outcomes
- *Tools to get the job done*
  - Toolbox
  - Website
- *Realization*
  - Homelessness can touch anyone
  - Together, we can end family homelessness.

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Actions and Outcomes

Leadership, Policy, Advocacy

- Policies are created, changed, implemented to support families

Capacity, Data, Coordination of services and resources

- Sustainable structure is created
- Multiple pathways exist to access resources, centralize information, increase capacity and coordinate services

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Actions and Outcomes

Permanent Affordable Housing

- Increase the number of units of affordable housing

Increased Economic Security & Stability

- Families are employed and moving toward self sufficiency wages
- Families increase financial stability

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Actions and Outcomes

Prevention

- Families at-risk are identified and served prior to losing housing
- Reduce the number of families living in poverty who become homeless

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What Makes Keys to Housing Different from Other Plans?

- It's focused on families
- It's not just a "plan"
- It's tools to get the job done

It's part of the customized approaches to solving different types of homelessness

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Printed Toolbox

- ✓ Planning Guide
- ✓ Policies including ‘budget neutral’ ideas
- ✓ Best practices for each outcome
- ✓ Actions and potential partners

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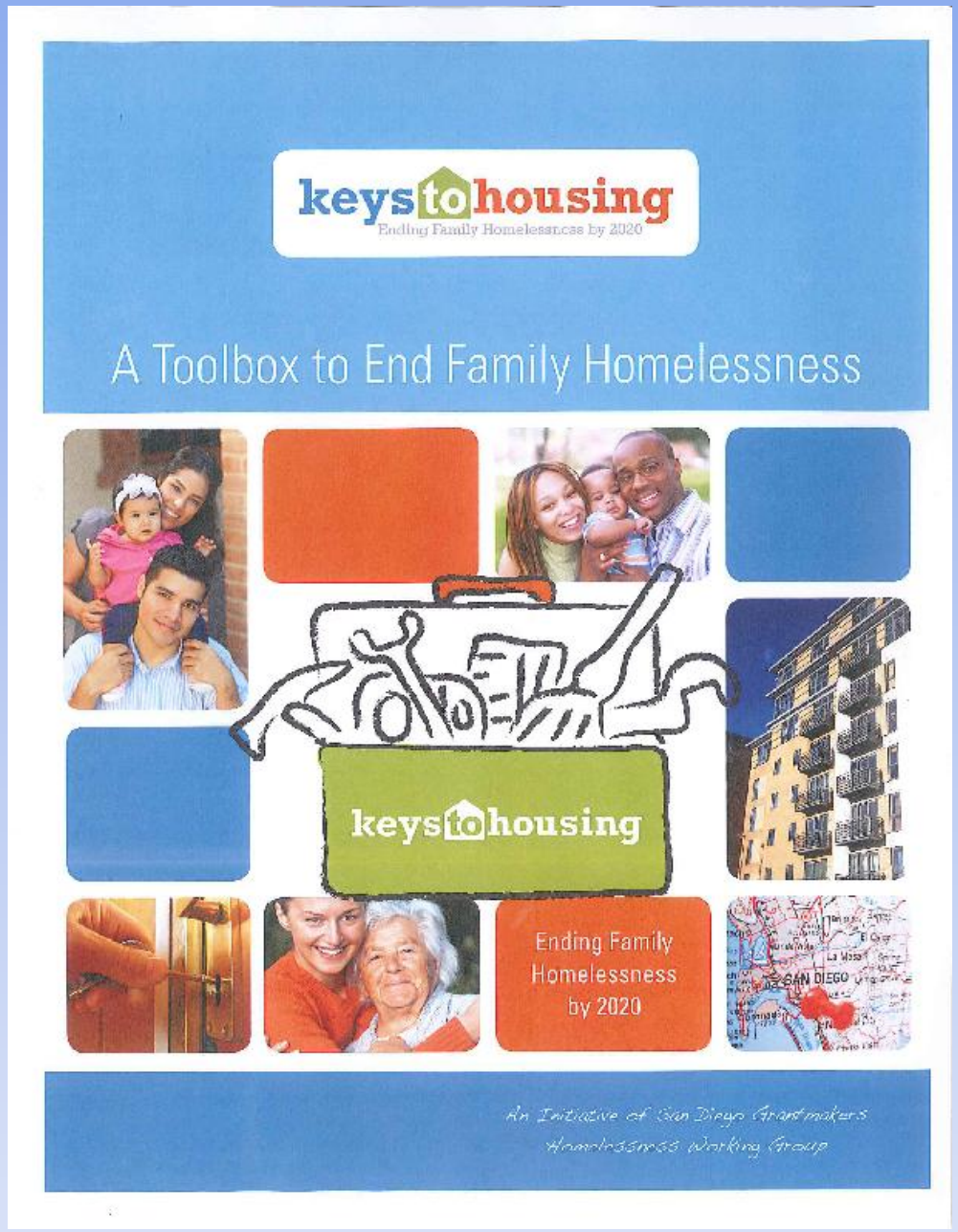

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Permanent Affordable Housing

keys2housing toolbox

OUTCOME 4 Increase the number of affordable housing units in the region

What we will measure to track our progress over time:

- Creation, strengthening and use of policies and laws regarding development & affordability of units, as reported on annual Housing Elements reports
- Number of units built, preserved, conserved, demolished, as reported on annual Housing Elements reports
- Number of rent-restricted, Affordable housing units by jurisdiction
- Number of people living with housing burden greater than or equal to 50% as measured by American Demographic Survey

	Action	Time Frame	Proposed Partners
4.1	**Increase and conserve the number of units dedicated as affordable housing with rent restrictions**	Yrs 1 - 10	Jurisdictions, HUD, Housing & Planning depts, Private owners, Non-profit housing orgs, Redevelopment agencies
4.11	• Advocate for and leverage local, state and federal capital, operating subsidies, and services resources to create new housing units		
4.12	• Identify and provide incentives for building of new units		
4.13	• Acquire and convert distressed properties		
4.14	• Align redevelopment agency plans with housing plans		
4.15	• Increase % of redevelopment funds above 20%		
4.16	• Establish policies to motivate rapid development of new units		
4.17	• Provide variance in parking ratio restrictions		
4.18	• Develop incentives in transit overlay zones		
4.19	• Grant surplus lands to housing developers for very low income housing projects		
4.110	• Amend inclusionary zoning requirements to provide incentives to developers		
4.111	• Prioritize units for homeless families, TA youth, veterans		
4.112	• Communicate and educate public and decision makers on benefits and needs of affordable housing and reduce NIMBYism		
4.113	• Advocate for extension of bond funding or other dedicated funding source		
4.114	• Develop a regional strategy for a housing trust fund, land banking and other funding strategies		
4.115	• Advocate for homeless family priority in affordable housing		
4.2	**Preserve at-risk inventory of affordable rental housing**	Yrs 1 - 10	Jurisdictions, HUD, Housing & Planning depts, Private owners, Non-profit housing orgs
4.21	• Identify affordable housing developers to purchase at-risk units		
4.22	• Assist owners to sell to affordable housing providers		
4.23	• Seek project-based subsidies and voucher		
4.24	• Use CDBG/HOME funds		
4.25	• Use Acquisition/Rehabilitation funds		
4.26	• Seek designated HUD funds		
4.27	• Identify funding for grants or loans to landlords for repairs in exchange for affordability		
4.28	• Encourage bond projects to include 55-year affordable units		

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Website Toolbox

- On-line access
- Information tailored to constituent groups
- Local success stories and progress reports
- Hundreds of resources: linkages, reports, actions to help get the job done

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Housing - Windows Internet Explorer

C:\Documents and Settings\pleslie\My Pictures\front page.htm

- Keys To Housing | Google | - Keys To Housing

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Ending Family Homelessness by 2020

Everyone has a part to play in ending family homelessness. Here are tools to use

Home | About Us | Resources | Get Involved | News | Media | Contact Us

5060 Shoreham Place, Suite 350, San Diego, CA 92122 / **858.875.**

Keys to Housing (Keys) is a broad, regional coalition committed to ending the solvable crisis of family homeless in San Diego County. With over 100 members from the social services, government and healthcare sectors, the Keys coalition has been working since 2010 to create an achievable vision for supportive, sustainable housing and increased opportunities for our most vulnerable families.

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Ending Family Homelessness by 2020

Everyone has a part to play in ending family homelessness. Here are tools to use if you are a:

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- Concerned Resident
- Community Organization
- Government
- Business

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Search our site

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Keys to Housing is... a regional coalition committed to ending the solvable crisis of family homeless in San Diego County. **By petitioning each city government in the county** to adopt our regional plan of best practices, we aim to educate, inform and persuade our community leaders to tackle this issue.
Learn More >

Contact your REPRESENTATIVE

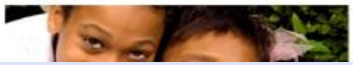
Calendar of EVENTS

Open the TOOLBOX

Close to being homeless? CALL 211 for resources

Keys to Housing Blog

Read All Posts >



Community pulls together! Lorem ipsum dolor sit amet. In feugiat consequat vulputate. Lorem ipsum vulputate.

Join our mailing list!

Be apart of the solution.

Email Address

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REAL LIVES

Family Story

FOCUS

Crystal's daughter Christina is a little shy. She sits quietly in their El Cajon apartment, curiously looking around at the strangers in her living room. Not yet two years old, Crystal tells us that potty training is in progress, and is quite a challenge.

Crystal and her husband met while working at Walmart. They learned they were pregnant right in the middle of the economic crisis, and soon found themselves laid off. When disagreements with family landed them on the streets, they didn't know what they would do. In love and determined to find a way to provide for the family, Crystal's husband took low-paying maintenance jobs, trying to keep them afloat.

Living on the street, Crystal was scared. That's when they learned about the FOCUS program. "I went through the FOCUS program and it's just changed my whole perspective," Crystal said. FOCUS provides long-term case management and housing assistance to families in need; they are currently helping Crystal and her husband with transitional housing.

Now, Crystal works at Macy's in the shoe department and her husband makes a living as a caretaker for the elderly. Although Crystal isn't yet working fulltime, she's dedicated to creating a better life for her family. "I'm going to Kaplan University to get my associate's degree in business," Crystal said proudly. "That way, I'll be able to get a management position." Christina holds on to her mom's neck and Crystal pats her back reassuringly. "Now, if we could only get the potty training figured out."

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Ending Family Homelessness by 2020

Everyone has a part to play in ending family homelessness. Here are tools to use if you are a:

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- Concerned Resident
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A Toolbox to End Family Homelessness

5 Keys to End Family Homelessness

OUTCOMES
See our progress

The entire plan.

1 Leadership, Policies & Advocacy

- Policies are changed/created/implemented to increase stability and support families
- A sustainable structure is created and ensures implementation of goals

2 Capacity, Data and Coordination of Services and Resources

- Multiple pathways exist to access resources, centralize information, and increase capacity and coordination of services and agencies

3 Permanent Affordable Housing

- The number of affordable housing units in the region is increased

4 Increased Economic Security

- Family members are fully employed and earn at sustainable income levels Increased Stability
- Families increase financial stability and move to self-sufficiency (not needing/using income supports)

5 Prevention

- Families are identified as at-risk and assisted prior to losing housing
- The number of families at poverty level that enter homelessness is reduced

City Government | Concerned Citizen | Community Agency | Home | About Us | Resources | Get Involved | Media | Contact | Contact Your Representative | Calendar of Events | Read the Plan

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Remember

- ✓ 5 Key Areas for Action
- ✓ 8 Essential Outcomes
- ✓ 2 Places for Toolbox
- ✓ + You
- = Ending family homelessness by 2020

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How You Can Help

- ***Adopt*** the vision
- ***Go*** to the Keys Website
- ***Open the Toolbox***
- ***Choose*** your Tools
- Take ***Action***
- ***Check*** on community progress

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THANK YOU !

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